

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
APRIL 6, 2016**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 6, 2016 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Chan called the meeting to order at 7:03 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan, Mitchell Ing

Council Members Absent: None.

ALSO PRESENT: City Manager Paul Talbot, City Attorney Mark Hensley, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Chu Thai, Director of Human Resources Tom Cody, Recreation and Community Services Director Dan Costley, Community and Economic Development Director Michael Huntley, City Librarian Norma Arvizu, Controller Annie Yaung, Assistant City Engineer Rey Alfonso, Senior Planner Samantha Tewasart, Support Services Manager Tim Shay, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

The Department Directors made some announcements regarding upcoming events. Director of Public Works Bow, spoke about the compost giveaway, trash survey information and meeting, and the spring cleanup events. Director of Recreation and Community Services Costley, spoke about the Centennial Events,

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

Bike Ride, Earthday Festival, and the banner program. City Librarian Arvizu, spoke about the upcoming Library Book Talks.

- Jacob Campos, Chris Arriola's step-son, spoke on Agenda Item 6-D. He encouraged the City to plant a memorial tree in the memory of his step-father. His family stated that they would like to donate a bench that could be placed under the memorial tree.
- Irma Gorrocino, a Monterey Park resident, addressed an issue regarding her neighbor's 10-year building project. She stated that her neighbor is building a wall that she described as an eye-sore.
- Catherine Wills spoke regarding the positive impact the Lions Club has had in the City of Monterey Park. She stated her discontent with charging the Lions Club rent to use a building that they helped build.

1. PRESENTATION

None

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF APRIL 6, 2016

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 315-316.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved Item Nos. 2A-2B. The City Council approved payment of warrants and adopted Resolution No. SA-117 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated April 6, 2016 totaling \$82.81 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. SA-117, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 6TH DAY OF APRIL 2016 TOTALING \$82.81 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular and special meeting of March 2, 2016.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved the minutes from the regular and special meeting of March 2, 2016. Motion taken with Item No. 2A.

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. APPEAL OF PLANNING COMMISSION RESOLUTION NO. 04-16, ADOPTED ON FEBRUARY 9, 2016, APPROVING CONDITIONAL USE PERMIT (CU-15-09) ALLOWING FOR A WIRELESS TELECOMMUNICATION FACILITY – 417 NORTH GARFIELD AVENUE.

On February 9, 2016, the Planning Commission adopted Resolution No. 04-16 approving Conditional Use Permit (CU-15-09) for a wireless telecommunication facility at 417 North Garfield Avenue. That decision was appealed to the City Council by three separate appeals filed on February 16th and 19th pursuant to MPMC § 21.32.130(B).

On March 16, 2016, the City Council considered the appeal based on documentation provided by staff and testimony taken at the public hearing. After a lengthy deliberation, the City Council continued the public hearing until April 6, 2016 to consider whether to adopt a resolution overturning the Planning Commission decision to approve a wireless telecommunications facility on the property located at 417 N. Garfield Avenue. A draft resolution is included with this agenda item.

Public Speaker:

- Barbara Winn, Director of External Affairs for AT&T California, reiterated the statistics regarding the declining use of landlines and the importance of wireless cell towers. She also stated numerous philanthropic actions AT&T have taken to assist communities around the world. She also pointed out that there are other facilities located in other churches as well, and that this practice is not new

- Emily Murray, outside legal counsel for AT&T, briefly walked through the details of the letter received on April 6, 2016. She discussed the AT&T's reasoning as to why they believe the denial of the facility would be unlawful.
- Teresa Gallardo, resident of Monterey Park, expressed her concerns about the flagrant use of the cross as a wireless telecommunication facility.
- Sheila Robles reiterated Teresa's concerns. She also stated that the building was made for worship, and it should remain a building for worship.
- Todd Nakashima agreed with both speakers Teresa and Sheila. He also requested further clarification as to the 1996 Federal Telecommunication Act whether or not the studies conducted are up to date.
- Lorinda Liang expressed her concerns as to the location of the facility being too close to the hospital. She also questioned why the facility is going to be 52 feet tall, which she believes is against regulations of the city.
- Thomas Leung stated that the location of the planned facility is not the best location, as he believes there are potential health risks to fetuses and children. He additionally expressed his concerns regarding the height of the facility as well.
- Nancy Arcuri, a resident of Monterey Park, expressed her disappointment and disgust with the use of a religious building to make money.
- Armen Sebastian, a resident of Monterey Park, stated that the cross has both religious and historic significance and by proceeding with this facility would be a blatant disregard to the religion.
- Arthur Lee, an active churchgoer stated his approval of the facility, wanted to clarify that the cross is not what he worships, but God. He also expressed the poor signal he receives on his AT&T phone and how, as a business owner, it would be beneficial.
- Gladys Chow, an active churchgoer, stated that she respects the cross and her approval of the facility is due to the underlying reason that the facility is going to be beneficial.
- Miao Zhang, a member of the church, expressed her opposition and reservations as to having a facility in a place of worship.

Action Taken: The City Council (1) reopened the public hearing to consider the appeal brought to the City Council pursuant to Monterey Park Municipal Code ("MPMC") § 21.32.130(B) at 7:31 p.m.; (2) took testimonial and documentary evidence; (3) closed the public hearing at 8:03 p.m.; the Mayor reopened the public hearing at 8:05 p.m.; closed the public hearing at 8:13 p.m.; (4) after considering the evidence, did not determine whether to uphold, amend, or overturn Planning Commission Resolution No. 04-16 and instead continued the

public hearing to the next regular City Council meeting so that AT&T can review their options in working with the city; and proposed staff to amend the code so that any new wireless telecommunication facility applications can be directed to City Council for review and approval.

RECESSED AND RECONVENED

The City Council recessed at 8:57 p.m. and reconvened with all council members present at 9:06 p.m.

4B. PUBLIC HEARING TO CONSIDER UPDATING THE CITY'S DEVELOPMENT IMPACT FEES (DIF) AND RELATED SECTIONS OF THE MONTEREY PARK MUNICIPAL CODE

The attached Development Impact Fee Calculation and Nexus Report (Attachment 1) calculated the maximum amount of development impact fees ("DIFs") that could be imposed for Law Enforcement Facilities, Vehicles, and Equipment; Fire Suppression/Medic Facilities, Vehicles, and Equipment; General Facilities, Vehicles, and Equipment; Community, Activity and Sports Facilities, Centers and Equipment; Library Facilities and Equipment; Water Storage/Distribution System; Wastewater Collection System; and Road Project Construction, Right-of-Way Acquisition, and Engineering. To authorize the imposition of these DIFs requires that the Monterey Park Municipal Code ("MPMC") be amended by the draft ordinance. If adopted, the ordinance would establish these new DIFs and establish requirements procedures for their imposition upon development projects.

A resolution adopting the new DIFs will be available at the second reading of the proposed ordinance and, if adopted, would become effective 60 days after the draft ordinance becomes effective, i.e., 90 days after second reading (the ordinance requires 30 days to become effective, the DIFs would become effective 60 days after that time). This effort to update the City's impact fees is divided into two meetings to allow for a comprehensive discussion and understanding of the issue, and consideration for Council adoption will be at the April 20, 2016, Council meeting.

Public Speaker:

- David Barron, resident of Monterey Park, requested further clarification as to the impact fees and the changes that results from it. He wanted to know when we would be seeing the benefits of the use of these impact fees.

Action Taken: The City Council (1) opened the public hearing of the proposed Development Impact Fee Calculation and Nexus Report at 9:32 p.m.; (2) continued the introduction and waiving of the first reading of the ordinance amending the MPMC to add new development impact fees and establish standards for imposing such fees; and (3) continued the public hearing to April 20, 2016.

5. OLD BUSINESS

5A. RESOLUTION WAIVING FEES FOR RECREATION ACTIVITIES ORGANIZED BY THE AMERICAN LEGION FOR VETERANS OF THE UNITED STATES MILITARY

At the March 16th City Council meeting, Council directed staff to draft a resolution waiving the fees associated with specific recreation activities organized by the American Legion for Veterans of the United States Military.

At the March 16th City Council meeting staff requested direction regarding a request from the American Legion/Veteran's Basketball Program to waive the rental and staffing fees associated with the group's reservation of the Elder Park gym on Thursday evenings from 7:30 p.m. to 10 p.m. After the Council heard from 13 speakers - current participants and community members who support the program, the Council voted unanimously to waive fees for the American Legion/Veteran's Basketball Program and directed staff to draft a resolution to reflect that decision.

Public Speaker:

- Jefferey Chao, representative for the American Legion, requested a couple amendments be made to the resolution.

Action Taken: The City Council adopted Resolution No. 11827 waiving recreation fees associated with specific recreation activities organized by the American Legion for Veterans of the United States Military as amended in Section 2 to read as follows: "Unless and until the City Council amends this Resolution, the rental rate and after normal operation hours fees applicable to the Post's use of the City's facilities at Elder Park for basketball use on Thursdays provided such facilities are open to the public for the sport of basketball from 7:30 p.m. to 10 p.m., are waived, provided that at least 51% of the participants playing basketball are card holding veterans."

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 11827, entitled:

A RESOLUTION WAIVING RECREATION FEES ASSOCIATED WITH SPECIFIC RECREATION ACTIVITIES ORGANIZED BY THE AMERICAN LEGION FOR VETERANS OF THE UNITED STATES MILITARY

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF APRIL 6, 2016

It is required that the City Council approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 308523-308709 and e-Payables numbered 000233-000248.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11828 allowing certain claims and demands per Warrant Register dated April 6, 2016 totaling \$1,613,400.41 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 11828, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 6TH DAY OF APRIL TOTALING \$1,613,400.41 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. CITY COUNCIL MINUTES

Approve the minutes from the regular and special meeting of March 2, 2016.

Action Taken: The City Council approved the minutes from the regular and special meeting of March 2, 2016.

Motion: Moved by Council Member Real Sebastian and Seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

6C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

National Donate Life Month promotes awareness and encourages registration as organ, eye and tissue donors as well as honors those individuals that have saved lives through donation.

Action Taken: The City Council adopted Resolution No. 11829 declaring the month of April as National Donate Life Month.

Motion: Moved by Council Member Liang and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 11829, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

6D. TREE MEMORIAL RECOMMENDATION FOR 2016

On Monday March 7th, the Memorial Tree Ad Hoc selection committee met at City Hall to review the nominations of Chris Arriola and Anna Gutierrez to determine if they met the established criteria to be honored with a Tree Memorial. The meeting agenda was posted and open to the public. After reviewing the information that was submitted by the nominators, motions were made and seconded to recommend to the City Council to honor Mr. Arriola and then Anna Gutierrez each to receive a tree – they were all approved unanimously.

Action Taken: The City Council approved the recommendation of the Tree Memorial Ad Hoc Committee to honor Chris Arriola and Anna Gutierrez with a memorial tree, with both plaques going to trees at Garvey Ranch Park.

Motion: Moved by Council Member Liang and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6E. CUSTODIAL SERVICES – AWARD OF CONTRACT

In August of 2015, City staff developed a RFP for custodial services for seventeen City facilities. These facilities include the Civic Center (non-jail areas), PD Dispatch, City Yard offices (parks division, public works division, and water division), Delta Pumping Plant (Rosemead), Langley Center, Garvey Ranch House, Sierra Vista Park, Barnes Community Center, Barnes Gym, Barnes Pool, Barnes Service Club House, and Fire Stations 1, 2 and 3.

The City received four proposals. Staff recommends awarding a contract to the lowest bidder. The contract will be for one year, and will have two one-year renewal options. The company will perform the regular custodial services at the facilities specified in the RFP, as well as window and carpet cleaning services.

Vendor	United Maintenance	Atlas Services	JJ Property Maintenance	Come Land Maintenance
Annual Cost	\$89,280	\$102,144	\$267,207	\$756,798

Action Taken: The City Council (1) awarded a contract for custodial services to the lowest bidder, United Maintenance Systems, in the amount of \$89,280 for a one-year agreement with two one-year renewal options (2017 and 2018); and (2) authorized the City Manager to execute an agreement with United Maintenance Systems in a form approved by the City Attorney.

Motion: Moved by Council Member Real Sebastian, and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6F. CONSIDERATION OF AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CHINATOWN SERVICE CENTER TO PROVIDE CONSULTING SERVICES RELATED TO BUSINESS IMPROVEMENT DISTRICT NO. 1.

The Garvey/Garfield commercial area is an important corridor in Monterey Park. It is also located within Business Improvement District No. 1 (BID).

This area is comprised of a high concentration of retailers, restaurants, financial institutions, and medical services, along two major thoroughfares; Garvey and Garfield Avenues. The Garvey and Garfield intersection experiences large numbers of vehicles and pedestrians daily. The result is an area in the center of Monterey Park that is a showcase to visitors and residents and as a showcase, it must be maintained at a level that projects a safe, clean, inviting place to visit and shop.

During the annual renewal process for Business Improvement District No. 1 (BID) staff received direction from the City council to solicit the services of an individual to advise BID members on how to improve their business through a higher level of customer service, storefront appearance, and marketing.

Public Speaker:

- Dora Leung, President and Executive Director of the Greater Monterey Park Chamber of Commerce, spoke about the possible collaboration between Greater Monterey Park Chamber of Commerce and Chinatown Service Center.

Action Taken: Council Member Lam declared a potential conflict of interest, and left the dais, as he recently held a business in the BID area. The City Council authorized the City Manager to execute an agreement and related documents, in form approved by the City Attorney, with Chinatown Service Center to provide consulting services related to Business Improvement District No. 1.

Motion: Moved by Council Member Liang, and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

Ayes:	Council Members:	Liang, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

6G. RESOLUTION TO ENCOURAGE METRO TO PLACE MEASURE R2 ON THE BALLOT FOR ADDITIONAL REVENUES FOR TRANSPORTATION IMPROVEMENTS

Metro is updating its Long Range Transportation Plan (LRTP) to enhance mobility and quality of life for the County to position the region for future growth and meet transportation needs.

To fund the LRTP projects and programs, Metro is considering ballot Measure R2 for November 2016 that would augment Measure R with a new half-cent sales tax, and extend the current Measure R tax rate to 2057.

Public Speaker:

- Lilian De Loza-Gutierrez, Community Relations Manager for LA County Metro, thanked council for taking the resolution into consideration. She reiterated that this resolution is simply just going to allow the measure to go on the ballot and allow the residents to vote on said measure above.

Recommendation: It is recommended that the City Council take a position to support, stay neutral at this time, or oppose the adoption of the Resolution to encourage the Los Angeles County Metropolitan Transportation Authority (Metro) Board of Directors to place Measure R2 on the November 8, 2016 ballot; and

Action Taken: The City Council continued the item to a future City Council meeting.

6H. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING WEDNESDAY, APRIL 27, 2016 TO BE "DENIM DAY MONTEREY PARK"

"Denim Day" was established in 1999 after the California Legislature's Women's Caucus learned of a protest of a court decision that occurred in Italy. Enraged by the verdict and the judge's statement, within a matter of hours the women of the Italian Parliament launched into immediate action and protested by wearing jeans to work. This call to action motivated the California legislators to do the same. Peace Over Violence, a Los Angeles County based Sexual Assault and Domestic Violence victims' advocacy organization promoted the idea and the first "Denim Day-L.A." was created. "Denim Day" is now recognized throughout the United States.

Action Taken: The City Council adopted Resolution No. 11830 declaring Wednesday, April 27, 2016 as "Denim Day Monterey Park".

Motion: Moved by Council Member Real Sebastian, and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 11830, entitled
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING WEDNESDAY, APRIL 27, 2016 TO BE "DENIM DAY MONTEREY PARK", SUPPORTING SEXUAL ABUSE AWARENESS AND THE BELIEF THAT THERE IS NO EXCUSE AND NEVER AN INVITATION TO RAPE

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang stated that he, Council Member Real Sebastian, and Mayor Chan attended the ribbon cutting ceremony for Pieology. He thanked the fire and police department for their swift action in containing a fire that broke out early in the day.

Council Member Lam also thanked the fire department regarding the fire incident.

Council Member Real Sebastian reported that she attended the Council of Government Transportation meeting and Southern California Association of Governments special meetings. She also announced her appointments for commissions Virginia King and Michael Lopez on the Commission on Aging; Johnny Thompson on the Business Improvement District Advisory Committee; Evelyn Moreno on the Community Participation Commission; Michelle Jolliffe-Gonzalez on the Community Participation Communication; Eric Brossy de Dios on the Design Review Board; Patricia M. Reichenberger on the Economic Development Advisory Commission; Johanna Bonillo on the Environmental Commission; Margaret Leung on the Planning Commission; Randall Avila on the Recreation and Parks Commission; and Ulysses Ramirez on the Traffic Commission. She thanked Elizabeth Barajas for her dedication for serving on the Community Participation Commission.

Mayor Pro Tem Ing also thanked the public safety personnel for keeping the public safe.

Mayor Chan also announced his appointments for commissions: Theresa Amador on the Planning Commission; Philip Chang for the Recreation and Parks Commission. He thanked Rodrigo Garcia, Planning Commissioner, and Walter Beaumont, Community Participation Commissioner, for their service to the city. He also requested that the Council consider appointing Commissioners to oversee the Sister Cities Commission. He also announced that the Bike Ride and Cherry Blossom events are on April 16, 2016.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:08 p.m.



Vincent D. Chang
City Clerk

Approved on May 4, 2016 at the Regular City Council Meeting